



**SUGARCREEK TOWNSHIP  
RESOLUTION NO. 2024.09.16.02**

IN RE: ZC Case 03-2024: Request for Final Development Plan Approval for the Feedwire Farm subdivision, containing 80 lots.

WHEREAS, Applicant, Feedwire Farm JV, LLC is requesting Final Development Plan Approval for the Feedwire Farm subdivision, containing 80 lots;

WHEREAS, the subject property is 3634 Feedwire Road, parcels L32000100130000300 and L32000100130053800, 58.281 acres; and

WHEREAS, The Sugarcreek Township Zoning Commission held a Public Hearing on September 4, 2024 and recommended approval of the applicant's request subject to the following conditions:

1. Final design shall be subject to approval of the Greene County Engineer's Office
2. Final design shall be subject to approval of the Greene County Department of Sanitary Engineering.
3. The applicant shall meet all federal, state, and local requirements and comply with recommendations from the SWCD and GCEO with respect to the drainage plan developed.
4. Final design shall be subject to approval of Sugarcreek Township Fire Department.
5. Lots 16-21 shall be modified to allow for the hiker/biker trail, landscaping and mounding to be located on an open space lot.
6. The use of vinyl and/or aluminum siding shall be prohibited. First floor brick/stone wraps and side entry garages will be required for all homes constructed within this development. A third car attached front-facing "carriage" garage is permitted provided the garage door height is consistent with the garage door height of the side entry garage.
7. Enclosed accessory buildings, privacy fences and above ground pools shall not be permitted to be constructed within the development. Pergolas constructed of materials complementing the main structure will be permitted up to a maximum size of 200 SF. The HOA documents shall be updated to reflect this prohibition/allowance.
8. Minimum home sizes, as proposed by the developer (2000 for a ranch and 2400 SF for a two-story) will be required.
9. The same home plan will not be permitted to be constructed side by side.
10. All homes backing up to Feedwire Road will be single-story ranch homes.
11. A public access easement shall be provided covering all multi-use path proposed in the development.
12. 4' black anodized aluminum fence shall be the only fence to be utilized development wide.
13. Any fencing/mounding/landscaping agreed upon by the developer and the property owners to the north shall be depicted on a revised landscaping plan. The maintenance responsibility for this fence shall be clearly established on the landscaping plan.
14. The builder shall be required to depict the trees within the no cut zone on each site plan submitted for approval for lots 1-16.
15. Site plans submitted for approval for each individual home must depict two trees to be planted in the front yard (not foundation landscape plantings). HOA documents shall be updated to require that these trees be maintained by individual homeowners.

16. No trees shall be permitted to be removed from the identified no cut zone except the removal of invasive species, dead vegetation, etc. Any trees removed from the no cut zone and any trees shown on the landscaping plan and approved site plans and subsequently removed due to damage, disease or for any other reason shall be replanted. Any tree larger than six caliper inches DBH removed shall be replaced with two one-and-a-half caliper inch DBH trees. Removals and replanting must be coordinated with the Zoning Compliance Officer.
17. Installation of street signs shall be the responsibility of the developer.
18. The boulevard entrance open space area needs to be depicted as an open space lot with maintenance responsibility assigned to the HOA.
19. The remains located in the cemetery on site shall be relocated off-site with a preference for a Pioneer Cemetery.
20. Any and all required approvals for the relocation of the identified remains must be followed by the developer. The developer shall keep the township apprised of any work occurring/approvals received.
21. Relocation of bodies shall be completed by the developer prior to any right-of-way dedication.
22. The hiker biker trail adjacent to Feedwire connecting to Deerfield Estates and Bellbrook Middle School shall be installed at the beginning of the development (to be completed prior to the issuance of the fifth Zoning Certificate).
23. Maintenance responsibility for the park area shall be clearly defined and included on the landscaping plan. Any final agreements with the Park District shall be provided (agreement in principle provided).
24. A bond shall be posted to ensure completion of the open space improvements (landscaping, mounding, etc.) not in place prior to the issuance of the fifth Zoning Certificate.
25. No trees (private lots and open space lots) shall be permitted to be placed within the right-of-way with the exception of the boulevard entrance and subject to condition #18.
26. Light fixture details for any lighting to be installed on site or off (on the Middle School property) must comply with Section 7.02 of the Sugarcreek Township Zoning Resolution (12' maximum height from grade and full-cutoff fixture type required).
27. The Cluster Box Unit shall include a pull off area and lighting consistent with Section 7.02 (12' maximum height from grade and full-cutoff fixture type required).
28. To the extent possible, all public utilities shall be screened from public view.
29. The mounding along Feedwire Road shall be increased in height to be a minimum of 4' in height up to 6' in height (and shall undulate).
30. Right-of-way shall be dedicated for a future roundabout at the Middle School entrance (southeast corner of the development site, an approximately a triangle of 45' constituting approximately 0.023 acres).
31. Developer shall appear before the Zoning Commission for final sign approval.

NOW THEREFORE, BE IT RESOLVED, after the hearing the Board of Trustees deliberated on the above application and passed a motion to approve the Map Amendment and to approve the Preliminary Development Plan as requested by the applicant subject to conditions as recommended by the Zoning Commission and amended:

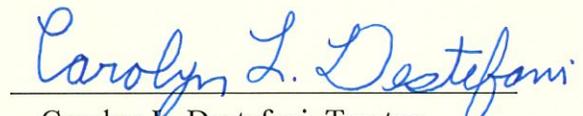
1. Final design shall be subject to approval of the Greene County Engineer's Office
2. Final design shall be subject to approval of the Greene County Department of Sanitary Engineering.
3. The applicant shall meet all federal, state, and local requirements and comply with recommendations from the SWCD and GCEO with respect to the drainage plan developed.

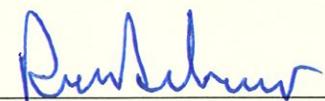
4. Final design shall be subject to approval of Sugarcreek Township Fire Department.
5. The use of vinyl and/or aluminum siding shall be prohibited. First floor brick/stone wraps and side entry garages will be required for all homes constructed within this development. A third car attached front-facing "carriage" garage is permitted provided the garage door height is consistent with the garage door height of the side entry garage.
6. Enclosed accessory buildings, privacy fences and above ground pools shall not be permitted to be constructed within the development. Pergolas constructed of materials complementing the main structure will be permitted up to a maximum size of 200 SF. The HOA documents shall be updated to reflect this prohibition/allowance.
7. Minimum home sizes, as proposed by the developer (2000 for a ranch and 2400 SF for a two-story) will be required.
8. The same home plan will not be permitted to be constructed side by side.
9. All homes backing up to Feedwire Road will be single-story ranch homes.
10. A public access easement shall be provided covering all multi-use path proposed in the development.
11. 4' black anodized aluminum fence shall be the only fence to be utilized development wide.
12. Any fencing/mounding/landscaping agreed upon by the developer and the property owners to the north shall be depicted on a revised landscaping plan. The maintenance responsibility for this fence shall be clearly established on the landscaping plan.
13. The builder shall be required to depict the trees within the no cut zone on each site plan submitted for approval for lots 1-16.
14. Site plans submitted for approval for each individual home must depict two trees to be planted in the front yard (not foundation landscape plantings). HOA documents shall be updated to require that these trees be maintained by individual homeowners.
15. No trees shall be permitted to be removed from the identified no cut zone except the removal of invasive species, dead vegetation, etc. Any trees removed from the no cut zone and any trees shown on the landscaping plan and approved site plans and subsequently removed due to damage, disease or for any other reason shall be replanted. Any tree larger than six caliper inches DBH removed shall be replaced with two one-and-a-half caliper inch DBH trees. Removals and replanting must be coordinated with the Zoning Compliance Officer. The HOA documents shall be updated to include this language.
16. Installation of street signs shall be the responsibility of the developer.
17. The boulevard entrance open space area needs to be depicted as an open space lot with maintenance responsibility assigned to the HOA.
18. The remains located in the cemetery on site shall be relocated off-site with a preference for a Pioneer Cemetery.
19. Any and all required approvals for the relocation of the identified remains must be followed by the developer. The developer shall keep the township apprised of any work occurring/approvals received.
20. Relocation of bodies shall be completed by the developer prior to any right-of-way dedication.
21. The hiker biker trail adjacent to Feedwire connecting to Deerfield Estates and Bellbrook Middle School shall be installed at the beginning of the development (to be completed prior to the issuance of the fifth Zoning Certificate).
22. Maintenance responsibility for the park area shall be clearly defined and included on the landscaping plan. Any final agreements with the Park District shall be provided (agreement in principle provided).
23. A bond shall be posted to ensure completion of the open space improvements (landscaping, mounding, etc.) not in place prior to the issuance of the fifth Zoning Certificate.

24. No trees (private lots and open space lots) shall be permitted to be placed within the right-of-way with the exception of the boulevard entrance and subject to condition #18. The HOA documents shall be updated to include this language.
25. Light fixture details for any lighting to be installed on site or off (on the Middle School property) must comply with Section 7.02 of the Sugarcreek Township Zoning Resolution (12' maximum height from grade and full-cutoff fixture type required).
26. The Cluster Box Unit shall include a pull off area and lighting consistent with Section 7.02 (12' maximum height from grade and full-cutoff fixture type required).
27. To the extent possible, all public utilities shall be screened from public view.
28. The mounding along Feedwire Road shall be increased in height to be a minimum of 4' in height up to 6' in height (and shall undulate).
29. Right-of-way shall be dedicated for a future roundabout at the Middle School entrance (southeast corner of the development site, an approximately a triangle of 45' constituting approximately 0.023 acres).
30. Developer shall appear before the Zoning Commission for final sign approval.

  
Marvin Moeller, Chairperson

  
Fred Cramer, Vice-Chairperson

  
Carolyn L. Destefani, Trustee

  
Richard J. Demko, Fiscal Officer